

NEW REQUIREMENTS EFFECTIVE JANUARY 1, 2008

In February 2004, The Appraiser Qualifications Board (AQB) of the Appraisal Foundation adopted changes to the real property appraiser qualifications criteria that will become effective January 1, 2008. The requirements individuals must meet in order to become a licensed or certified appraiser will change significantly. The changes include increased requirements for qualifying education and experience, and a new Uniform State Appraiser Examination.

The manner in which the Tennessee Real Estate Appraiser Commission will implement the new criteria is important to understand. For all initial license applications and upgrade applications received on or after January 1, 2008, applicants must meet all components (education, experience, and examination) of the new requirements.

Initial or upgrade applications received on or before December 31, 2007, will be reviewed based on current licensing and certification requirements. However, if an examination is not taken until after January 1, 2008, the examination content will be based on 2008 criteria. Therefore, anyone wishing to test under current requirements must submit a complete application prior to October 1, 2007, in order to allow sufficient processing time and examination scheduling prior to December 31, 2007. Any deficient segment of an application not completed prior to December 31, 2007, will be required to meet the 2008 new requirements.

In order for the education segment of the experience requirement to be considered completed on the current requirements (prior to January 1, 2008), an applicant must complete all required courses and retain the education credit letters to be submitted with application upon completion of the experience requirements. The dates on the education letters must be December 31, 2007 or prior to be considered for completion of the current education requirements effective prior to January 1, 2008. If an applicant fails to submit proof of completion with all education credit letters the applicant will be required to meet the 2008 AQB criteria requirements.

Individuals gaining experience at the Registered Trainee level must be supervised by a certified appraiser who has been certified for at least 2 years or five years if recently upgraded from the license level. No supervisor can supervise more than three trainees. Examinations with passing scores are considered valid in Tennessee for no more than 12 months from the date of examination. Incomplete applications expire six months after the date the associated fee was posted as received by the State of Tennessee.

Please refer to this website frequently. Additional information will be posted as it becomes available.

The real property appraiser criteria effective January 1, 2008 are summarized in the following table.

AQB Minimum Real Property Appraiser Qualifying Criteria (Effective January 1, 2008)			
License Levels	Basic Education Requirements	College Level Requirements	Experience
Trainee (TR)	75 Hours	N/A	N/A
Licensed (LI)	150 Hours	N/A	2,000 Hours (accumulated over at least a 24 month period)
Certified Residential (CR)	200 Hours	Associate Degree*	2,500 Hours (accumulated over at least a 24 month period)
Certified General (CG)	300 Hours	Bachelors Degree**	3,000 Hours that include at least 1500 non-residential hours (accumulated over at least a 30 month period)

* In lieu of the Associate Degree, an applicant can complete 21 college semester credits in courses covering all of these specific subject matters: English Composition; Principles of Economics (Micro or Macro); Finance; Algebra, Geometry or higher mathematics; Statistics; Introduction to Computers (Word Processing/Spreadsheets); and Business or Real Estate Law.

** In lieu of the Bachelors Degree, an applicant can complete 30 college semester credits in courses covering all of these specific subject matters: English Composition; Micro Economics; Macro Economics; Finance; Algebra, Geometry or higher mathematics; Statistics; Introduction to Computers (Word Processing/Spreadsheets); and Business or Real Estate Law; and two elective courses in accounting, geography, agricultural economics, business management, or real estate.